PT OF TRACT A
IN OR 1962/343
ALLIGATOR ADDITION TO SEYMORE

LITTLE TIMOTHY C & LYNETTE M
95155 STINGRAY LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5120-000A-0140

BUILDING CHARACTERISTICS

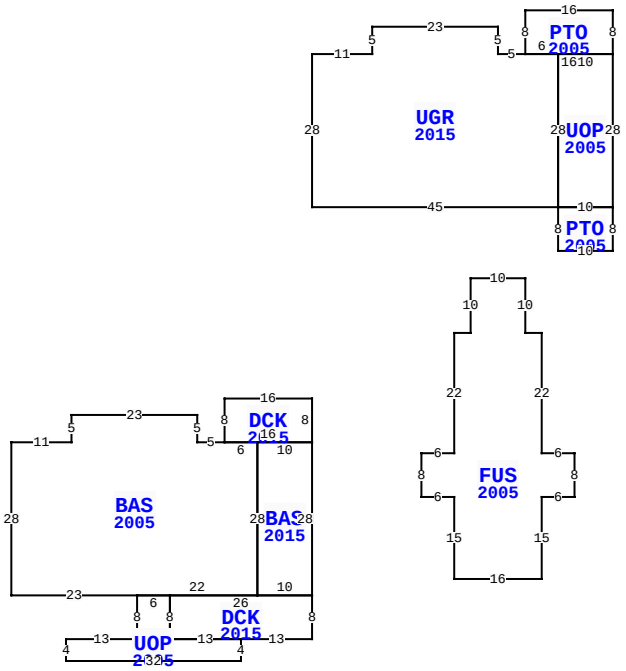
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100	2005	1,375	165,963
BAS	280	100	2015	280	33,796
DCK	128	10	2015	13	1,569
DCK	208	10	2015	21	2,535
FUS	916	100	2005	916	110,561
PTO	80	5	2005	4	482
PTO	128	5	2005	6	724
UGR	1,375	45	2015	619	74,713
UOP	176	20	2005	35	4,225
UOP	280	20	2005	56	6,759
TOTALS	4,946			3,325	401,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	101.0344	133.37	443,455	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2571 HX Base Yr 2006



95155 STINGRAY LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,327
TOTAL MARKET OB/XF VALUE		67,995
TOTAL LAND VALUE - MARKET		920,000
TOTAL MARKET VALUE		1,389,322
SOH/AGL Deduction		989,660
ASSESSED VALUE		399,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,940
TOTAL JUST VALUE		1,389,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		971,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514240	REPAIR/RRF	6,000	01/08/2015
B1429791	POLEBARN	55,019	01/01/2015
B1429791	POLEBARN	55,019	01/01/2015
P0509573	OTHER	0	06/01/2005
E0514955	ELEC OTHER	4,300	05/01/2005
M0509805	H/AC	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0343	1/31/2015	QC	U	I	11	150,000
GRANTOR: LITTLE TIMOTHY C						
GRANTEE: LITTLE TIMOTHY C &						
0766/1852	7/31/1996	QC	Q	I	06	100
GRANTOR: LITTLE LINDA F						
GRANTEE: LITTLE TIMOTHY C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2015] W16 S8 BAS=[YR=2005] W5 N5 W23 S5 W11 S28 E23 UOP=[YR=2005] S8 W13 S4 E32 N4 DCK=[YR=2015] E13 N8 BAS=[YR=2015] N28 W10 S28 E10$ W26 S8 E13$ W13 N8 W6$ E22 N28 W6$ E16 N8$ PTR= N35 UGR=[YR=2015] N28 E11 N5 E23 S5 E5 PTO=[YR=2005] N8 E16 S8 UOP=[YR=2005] S28 PTO=[YR=2005] S8 W10 N8 E10$ W10N28 E10$ W16$ E6 S28 W45$ S35$PTR=E20 S10 FUS=[YR=2005] E6 N22 E3 N10 E10 S10 E3 S22E6 S8 W6S15 W16 N15 W6 N8$ W20 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0300	BOAT DCK W	0	100	0	0	732.00	SF	40.00	40.00	100	2005	2005	3	36	10,541	
2	0303	FLT DOCK W	0	100	0	0	320.00	SF	26.00	26.00	100	2005	2005	3	36	2,995	
3	0350	CARPORT WD	0	100	20	28	560.00	SF	13.00	13.00	100	2005	2005	3	22	1,602	
4	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	84	2,359	
5	0510	GARAGE WD-	0	100	27	95	2,565.00	SF	26.25	26.25	100	2015	2015	3	75	50,498	

LAND DESCRIPTION

TOTAL OB/XF 67,995

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		OR	230.00	261.00	230.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	920,000							

REVIEW DATE 01/15/2020 BY KWX Total Acres: 0.00 Total Land Value: 920,000 Market: 0 Agricultural: 0 Common: 920,000 PRINTED 07/30/2025 BY SYS